



April 18, 2007

SUBJECT: THE LAND DEVELOPMENT ORDINANCE COMMITTEE

The Land Development Ordinance Committee (LDOC) met Wednesday, April 18, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Karen Alexander, George Busby, Bill Burgin (Co-chair), John Casey, Phil Conrad, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner, and Victor Wallace.

Absent: Jake Alexander and Steve Fisher

Staff Present: Janet Gapen, Lynn Raker, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, and Patrick Kennerly.

The meeting was called to order with Bill Burgin (Co-chair) presiding. The minutes of the April 4, 2007, meeting were accepted with one correction--adding Karen Alexander as present at the April 4 meeting.

Chapter Summaries

Chapter 10

Preston Mitchell stated that all changes had been made to Chapter 10. He distributed the latest version of the chapter, dated 4-16-07, which the secretary posted to the Internet. <http://www.salisburync.gov/lm&d/lloc/index.html>. This reflects all committee comments and the updates of page 10-7, Parking Lot Connections.

Chapter 11, dated 6-30-06 (Lighting). Preston will change the language to "private property" language. You do not have to provide lighting, but if you do, these are the requirements. If it is a public street, public street lighting is required. Streetlights are required for single-family subdivision. Lighting is based on district or transect/vehicular or pedestrian scale.. The city will develop a Streetlight Inventory List in the coming months as a follow-up to the new Land Development Ordinance.

Victor brought up examples for discussion such as car dealerships and canopies at gas stations. Bill Wagoner will get light readings at car dealerships and gas canopies.

11.2 Outdoor Lighting Standards for Commercial

The committee decided to strike C, D, E, and the first two sentences in J. Now J will read, “Wall Packs on the exterior of the building shall be fully shielded...” Dan explained that the building code requires lighting to be hooded.

- Preston will rewrite 11.4 for clarification.
- 11.5 Street Lighting was deleted
- 11.6 will be moved to the front of the chapter.
- The committee discussed the lighting of steeples and public monuments and decided to add them into 11.7, Exemptions.

Chapter 12, Signs

Preston distributed two amendments to Chapter 12 (Chapter draft dated 6/30/06). These included Additional Standards for DMX and HPC Guidelines.

Staff will check the proposal for electronic signs. There is a question about allowing colors in the letters of an electronic signs. They should not flash or distract a driver. The City cannot regulate content of a sign. Preston Mitchell brought language for a proposed ordinance amendment that had come before City Council in the past, but the request had been withdrawn.

LDOC Comments

George Busby distributed an example of a simplified Ordinance; each district was covered on one sheet of paper; he also provided an Internet link.

The meeting was adjourned at 6:00 p.m.

DM